



LETTER OF INTENT

Sedona Marriott Residence Inn

■ SITE DESIGN

It is our intent to develop the remaining 3.06 acres at the SEC of Hwy. 89-A and Upper Red Rock Loop Road. This parcel was rezoned Lodging in 2015, and we are now nearing completion of the adjacent 4.3 acre parcel with the Sedona Marriott Courtyard Hotel. On the remaining portion of this site, we are proposing to build a different product—Marriott Residence Inn.

Residence Inn is designed to accommodate different needs than a typical hotel, and does not currently exist in the Sedona market. It is designed for long-term stays (typically five nights or more). Rates are based on length of stay, the longer the stay, the lower the rate. Our target guests are:

- 1) Those who have been displaced from their homes due to disasters such as fire or flood.
- 2) People relocating who need a place to stay while waiting for a home to be ready.
- 3) Those who come for long-term work assignments but do not wish to rent an apartment.
- 4) Patients who are receiving treatment or medical care.
- 5) Those who wish to visit family members who are receiving medical care.
- 6) Leisure travelers who wish to stay in an area for an extended period of time while having the conveniences of home.

Residence Inn is different from a regular hotel in that the Suites are larger than a normal hotel room. We offer studios as well as one or two-bedroom suites for families. Each suite includes a full kitchen with refrigerator, cooking facilities, dishwasher, plates, utensils, pots and pans, and other items a guest would need. Other amenities include grocery shopping services, expanded laundry facilities, outdoor BBQ for grilling and a small market for supplies.

For convenience, it also offers some amenities that a regular hotel may not offer, such as free hot breakfast, free Wi-Fi, and evening socials. A Residence Inn bridges the gap between a normal hotel and an apartment, which generally requires a lease for a certain length of time. It is easier for people to who don't know how long they will be staying to check in and out, and it takes away the worry of trying to furnish an apartment, hook up utilities, cable, and internet. This is a niche that is not currently offered in Sedona.

We propose setting our building on the southern portion of the site and aligning our parking with the Courtyard parking to the west. Although the Design Standards prefer buildings to be placed at the front and parking to the rear, we feel this site has compelling reasons to locate the building on the south side for the following reasons:

1. The City of Sedona Odor Treatment Facility at NEC emits unpleasant odors and has been a source of complaints to properties in close proximity.
2. Will allow direct easement and access for City to service its Odor Treatment Facility in NEC.
3. Severe topography to the south will allow the building profile to be hidden within the lower grade and would reduce the amount of grading.
4. Sewer, water, and electrical easements currently exist across the north portion of this parcel, as well as access to the sewer lift station.
5. Two points of emergency access need to be preserved from the residential properties to the east.
6. Positioning the building to south and wrapping around private outdoor space provides a more quiet environment for users.
7. Location to south provides views and distant vistas over forest land to south and east.
8. Proposed location provides continuity with existing adjacent Marriott product.
9. Building as proposed has less than half the street frontage of Courtyard facility to west.
10. Frontage of building (less than half of Marriott Courtyard) has been broken into three building components with pocket landscaped courtyards in-between. This will minimize visual impact from Hwy. 89-A.
11. Strong landscape and hardscape themes have been created along Hwy. 89-A with the Courtyard project to the west. We would like to maintain that theme along the frontage of this 3 acre parcel.
12. Locating building to the rear of site at the lower grade affects visibility.
13. Current and only access is from Hwy. 89-A and Upper Red Rock Loop Rd. by existing drive located on Marriott Courtyard site.
14. Staff, Planning and Council previously found this concept appropriate for our adjacent parcel, and we feel this remaining site has the same advantages.

A pedestrian link is proposed across the north parking lot to the walkway along Hwy. 89-A. Proposed Residence Inn will have 88 guest suites and four units available for live-in staff. Lot coverage for remaining parcel, including .77 acre open space, is 23.3%, with an FAR of 42.7%.

■ **DRAINAGE**

Site currently drains from northeast to southwest. Grades are moderate at north end of site and southern portion has greatest slope. As was developed on our adjacent parcel to the west, we will Continue the design of a depression paralleling Hwy. 89-A with a continuation of Gabion baskets.

Further investigation by our Civil will determine if and how much underground storage might be required for water detention. Detention inlets will contain storm water filtration systems in order to comply with APDES requirements. A minor wash flows to the west across the open space .77 acre parcel adjacent our site. We propose a rip-rap channel using on-site rock to divert this flow around the southeast border (see Site Plan). The proposed development will not create a negative impact on any of the surrounding properties, and existing offsite drainage patterns will be undisturbed. Storm water controls are proposed to filter storm water from the paved areas per AZPDES requirements.

▪ **BUILDING PLACEMENT**

As mentioned above, we have positioned the building to the rear of the site. Due to the fact that our access to the site is dictated by the adjacent parking configuration, our vehicular traffic access is already positioned along the north end of the site. Currently, our only access is through the Courtyard project to the west. Because of this and the emergency connections from the east, it would result in an extremely narrow building footprint. The primary entry needs to be seen from Hwy. 89-A and, with the support of a covered drop-off, would be difficult to handle incoming traffic. Should the building be placed to the north with parking to the south, guests would have to walk a good distance from where they park to access the front desk for check-in. As previously mentioned, the grade at the rear of the lot is more conducive to a less-prominent stepped building than a parking lot. We also feel strongly that the views to the south of forest land and red rock formations should benefit our suites which include private patios and second-story balconies. Sewer smells that intermittently come from the City of Sedona Odor Treatment Facility in the NEC will be less noticed by greater separation. When we previously met with the neighboring homeowners to the east, they favored not having to deal with excessive headlight issues at night, so the positioning of the building to the east will minimize traffic along our common property line. As noted previously, we will have a more quiet and private experience in this location. The vertical scale of the building, being 2-story and utilizing alternate standards to a height of 27', will feel less massive than if set further back on the site. Positioning building to south will accommodate vertical stepping of building masses and break up roof lines.

▪ **LINKAGE AND CIRCULATION**

Due to access points provided previously no additional vehicular entries are proposed at this time. Due to the same ownership of this property with the adjacent hotel to the west, we will have cross traffic as was dedicated along the common boundary by our previous approvals. The two adjacent access points to the east will remain gated and only be used for emergency access. We anticipate similar landscape, hardscape, and access for pedestrian flow similar to our adjacent development (see Site Plan for pedestrian pathway from Residence Inn to Hwy. 89-A). Fire access will be maintained between the two sites by use of a hammerhead at the SWC of the site (see Site Plan). Trash will be contained within an enclosure adjacent our lift station at the NEC of the site.

- We are in conversation with the Forest Service regarding access to the Skywalker Trail to the south. An entry point is anticipated in the SWC of our site and a possible kiosk at that connection.

▪ **PARKING**

Current codes call for one parking space for each sleeping room. With our proposed 88 units and 4 employee quarters, we have provided 92 spaces. However, because we have more than 60 rooms, an additional 10 spaces are provided. In addition, the hotel has a small meeting room which will require an additional 4 spaces. This brings us to a grand total of 106 spaces required and provided. Due to the common access, the neighboring site has an additional 3 spaces beyond requirement, so we feel the two properties combined will provide for all future needs.

▪ **EXTERIOR LIGHTING**

Consideration will be given to preserve the dark quality of the night sky. Night lighting shall be low intensity and shielded. Landscape lighting will consist of low-shielded pathway lighting provided

primarily for safety by illuminating sidewalks and pedestrian access ways. These fixtures will be low-voltage, downward-shielded, LED lights 22-26" high, finished in flat black and located in conjunction with shrubs to minimize their visibility. The luminaries will not be visible—only the illumination will be seen. Parking lot lights shall not exceed 12' in height.

In general, lighting shall conform to previously approved fixtures on adjacent Courtyard site. Cut sheets will be attached for all lighting fixtures.

▪ **SIGNAGE**

At the present time we anticipate a free-standing monument sign east of the primary entry off Hwy. 89-A. In addition, a surface-mounted sign will be located on the building (see Rendering), and an additional directional sign will be located in the parking lot (see Site Plan). Lighting, color, texture and readability will be coordinated with staff.

▪ **BUILDING EQUIPMENT & SERVICES**

All mechanical equipment will be screened by parapet and/or screen walls. Dumpster enclosure shall be constructed of masonry walls with solid gates and shall reflect the general character of the architecture. Developer will coordinate with utility suppliers for locations and method of screening service equipment. Electric car pedestals and hook-ups will be provided.

▪ **FENCES & WALLS**

Fences and walls will be designed to be compatible with surrounding landscape and architectural character of the Residence Inn. Suites facing national forest to south and open space to east will have private patios at ground level and balconies on 2nd floor. A view fence will be incorporated along Forest Service land similar to Courtyard design. Gabion baskets will continue along Hwy. 89-A to carry the theme created by the Courtyard project.

▪ **ARCHITECTURAL CHARACTER**

Our building is made up of 5 connected two-story components. Three of these wings parallel each other in a northeast to southwest orientation with exterior courtyards in between. The two remaining wings face east to the dedicated open space and south to the Forest Service. The lobby/arrival area is a 1-1/2 stories with a 2-story element behind and a porte-co-chere in front. The 2-story wings will have stairway structures at the end that become signature vertical elements and points of interest. The units within these wings are broken every 20-30 feet by offsets. In addition, enclosed patios and balconies will help break up vertical and horizontal wall surfaces. These buildings will provide vertical offsets of 15' moving from north to south across the site.

Primary building materials will be integral color stucco walls and flat concrete tile roofs. Stone accents are introduced for stair towers, wainscoting and fireplaces. Timber accents occur atop stair towers, entry canopy and building eaves. Pavers and/or colored stamped concrete will be used at entry and designated pedestrian paths. Doors and windows will be dual-pane bronze anodized aluminum.

With the nature of our building being primarily 2-story, it will necessitate the application of alternate standards. Two-story parapet walls shall not exceed 22' in height, and hip and gable roofs shall not

exceed 27' in height. Pitch roofs will be 3-1/2 x 12 pitch, and overall building height shall not exceed 40'. Building colors will be within the required LRV levels per Alternate Standard.

■ **LANDSCAPE DESIGN**

The landscape design for this project will be based on the following design criteria:

Functional Design Requirements

- Providing screening/buffering for proposed buildings, parking areas and access ways.
- Providing foundation planting near buildings to soften the building massing and nestle the structure into the site.
- Mitigating the loss of existing trees resulting from implementation of Site Plan.
- Re-vegetation and mitigation of site grading and construction damage.
- Providing vegetative shade and cooling

Aesthetic Design Requirements

- Provide visual enhancement and beautification throughout the developed portion of the site throughout the yearly seasonal changes.
- Effectively water all landscape through the use of different irrigation zones with seasonal adjustment ability and settings that deliver minimum amounts of water needed for specific plants to thrive. Plants with similar water needs will be grouped together.

Preservation of Existing Vegetation & Topographic Features

The site contains a scattered mix of pinon, pines, and scrub oak occurring in low density. Much of the northern portion of the site was disturbed previously by creation of an access construction roadway and dumping of building materials and landscape debris over time. As soil conditions permit, efforts will be made to relocate trees to planters and landscape zones in and around the Residence Inn. As previously mentioned, the more active grades to the east and south that are not conducive to parking will be utilized to allow our building footprint to follow the contours and step down progressively from the east to the south (see finish floor levels on Site Plan).

Plant Selection

The plant selection for this project will consist of an appropriate mixture of evergreens and deciduous trees, shrubs and vines in a variety of sizes, shapes and colors, all of which will come from the Sedona Recommended Plant List. All plants, native or adaptive, are drought-tolerant, low-water-use plants that have equal minimum water requirements: 1.5 gal/hr every two days for 5 gal. shrubs, 2.5 gal/hr every two days for 15-gallon trees, and 4 gal/hr every two days for 24" box trees for the NATIVE AND ADAPTIVE PLANTS. There is no savings in irrigation water by utilizing more native plants than adaptive. Their minimum water-use requirements ARE THE SAME. All proposed plants will be served by an automatic underground irrigation system provided with a moisture-sensing device to deactivate the system when the soil has adequate moisture resulting from the rain or snow and supplemental irrigation water is not required.

Outdoor Spaces

From the lobby and lounge, connections will be made to three primary outdoor areas. To the east of our lobby and dining area we have created an outdoor space for residents' use. An outdoor BBQ is located in this area along with tables and chairs, some hard surface patio, and generous landscape. A second outdoor area is planned on the opposite side of the lobby area. This area will also have seating and landscape and is planned as a more quiet area for reading or just relaxing. The primary outdoor area is the heart of the Residence Inn and is surrounded on four sides by structure for privacy. It will include a pool, spa, water feature, fire pit and BBQ area.

▪ **DEVELOPMENT STANDARDS**

Many of the topics mentioned previously address our desire to be in compliance with Article 9 of the Development Standards. Allow us to recap:

- Our building will conform to height standards restricted to 22', 27' and overall 40' height limitations.
- If this building were to be placed to the north, we would have a 27' high structure with no vertical steps.
- Allowing the building to step to the south and set back from Hwy. 89-A reduces the mass and adds greater interest by significant vertical breaks.
- All colors and textures will be within the LRV levels not to exceed 38% (Munsell 7).
- Primary building surface will be stucco with stone accents. Stained wood will be used at entry, stair, towers, and gable end roofs.
- Landscape and hardscape shall be provided consistent with our sister project to the west.
- Parking lot and planters will also follow along the lines of the Courtyard project. Colored curbs, textured paving and rock features shall be provided.

▪ **PUBLIC ART**

Developer will provide a contribution to 1809 Public Art Requirement with a money investment of .48 cents per square foot and will coordinate with Director of Community Development after consulting with the Arts and Culture Coordinator. Will seek input from the City and community on what Public Art will be best, as well as the theme to be established at the adjacent Courtyard Hotel.

▪ **ADDITIONAL AMENITIES**

- Pedestrian connection from SWC of site to Skywalker Trail.
- Hotel will provide electric car pedestals at convenient locations.
- Access provided to .77 acre open space to the east.
- Employee housing provided on site.
- Pedestrian linkage throughout both hotel sites, providing access to Bistro, bus stop and trailhead.
- Hotel shuttle van providing transportation to uptown shopping.